



City of Richmond
Urban Development Division

Report to Committee

To Planning - OJ S. 2004

To: Planning Committee
From: Raul Allueva
Director of Development

Date: September 20, 2004
File: SC 04-272174

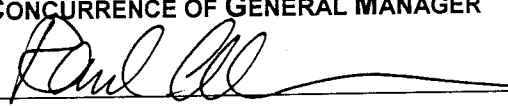
Re: Application by Thi Nguyen and Ziao Liu for a Strata Title Conversion at
5411/5431 Clearwater Drive

Staff Recommendation

That the application for a strata title conversion at 5411/5431 Clearwater Drive be approved.

Raul Allueva
Director of Development

RA:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER  for

Staff Report

Origin

Thi Nguyen and Xiao Liu have applied to the City of Richmond for permission to strata title the existing duplex located at 5411/5431 Clearwater Drive (**Attachment 1**) on a site zoned Two-Family Housing District (R5).

Findings of Fact

Item	Existing	Proposed
Owner	T. Nguyen; X. Liu	To be determined
Applicant	T. Nguyen; X. Liu	No change
Site Size	1,206 m ² (12,981 m ²)	No change
Land Uses	Existing duplex	No change
OCP Designation (General Land Use Map)	Neighbourhood Residential	No change – complies with designation
OCP Designation (Specific Land Use Map)	Low Density Residential	No change – complies with designation
702 Designation	Permits subdivision of existing duplexes to R1/B	Strata title existing duplex
Zoning	Two-Family Housing District (R5)	No change

Surrounding Development

The subject site is located in a predominantly single-family neighbourhood that contains old and some new single-family dwellings. There is an existing duplex located on the subject site. A vacant parcel zoned for single-family dwellings is located on the neighbouring property to the east. There is a new strata-titled duplex, zoned Two-Family Housing District (R5) behind the subject site fronting Blundell Road. Remaining surrounding properties consist of single-family dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

Related Policies & Studies

702 Designation

Lot Size Policy 5453 (Attachment 2), limits subdivision to Single-Family Housing District, Subdivision Area E (R1/E) size lots for a majority of properties in the policy area. The Policy also permits existing duplexes to rezone and subdivide to Single-Family Housing District, Subdivision Area B (R1/B) size lots. The subject site is specifically identified as a lot containing an existing duplex that can rezone and subdivide to Single-Family Housing District, Subdivision Area B (R1/B). However, the properties owners do not want to rezone and subdivide at this time and are only wishing to strata title the existing duplex.

Staff Comments

Staff have confirmed that the subject site contains an existing duplex, which complies with all components of the zoning pertaining to density, setbacks, lot coverage and building height. A Restrictive Covenant limiting the subject property to a maximum of two (2) dwelling units, or one (1) unit per strata lot is already registered on the legal title of the property. Therefore, no Restrictive Covenant is required as part of this application.

Analysis

The City does not have a strata title conversion policy for duplexes (like it does for commercial/industrial and multi-family residential developments). However, staff consider the following questions in processing this type of application:

Is the duplex appropriately zoned and does it comply with all the provisions of that zone?

The subject sites is currently zoned Two-Family Housing District (R5). A review of the Building Permit for the original duplex indicates that it meets all requirements of the zone (i.e. density, setbacks, lot coverage and building height).

Are staff satisfied that the duplex contains a maximum of two (2) dwellings?

The applicant has submitted a letter indicating that the existing duplex contains only two (2) dwelling units. Furthermore, a Restrictive Covenant limiting the duplex to a maximum of two (2) dwelling units (one (1) per each strata lot) is already registered on the legal title of the subject property.

What is the age and condition of the existing duplex and are any repairs or improvements being undertaken to extend the life expectancy of the building?

The Building Permit for the duplex was issued in 1972. The duplex is in good condition as it was recently renovated.

Are any off-site improvements required to bring the site up to City Standards?

No off-site requirements are required.

What is going to happen to the tenants that may be displaced by the strata title conversion?

The existing duplex does not have any current tenants and is vacant.

Financial Impact

None.

Conclusion

The application is for a strata title conversion of an existing duplex located 5411/5431 Clearwater Drive. No objections or major issues were noted through the processing of this application. On this basis, staff recommend approval of the strata title conversion.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg

The following conditions must be fulfilled prior to approval of the strata title conversion:

- Submission of the appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of Council approval of the strata title conversion.



City of Richmond

Policy Manual

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Adopted by Council: November 15, 1993

Area Boundary Amended: January 15, 2001 *

Area Boundary Amended: October 20th, 2003

POLICY 5453

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 24-4-7

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road as shown on the attached map:

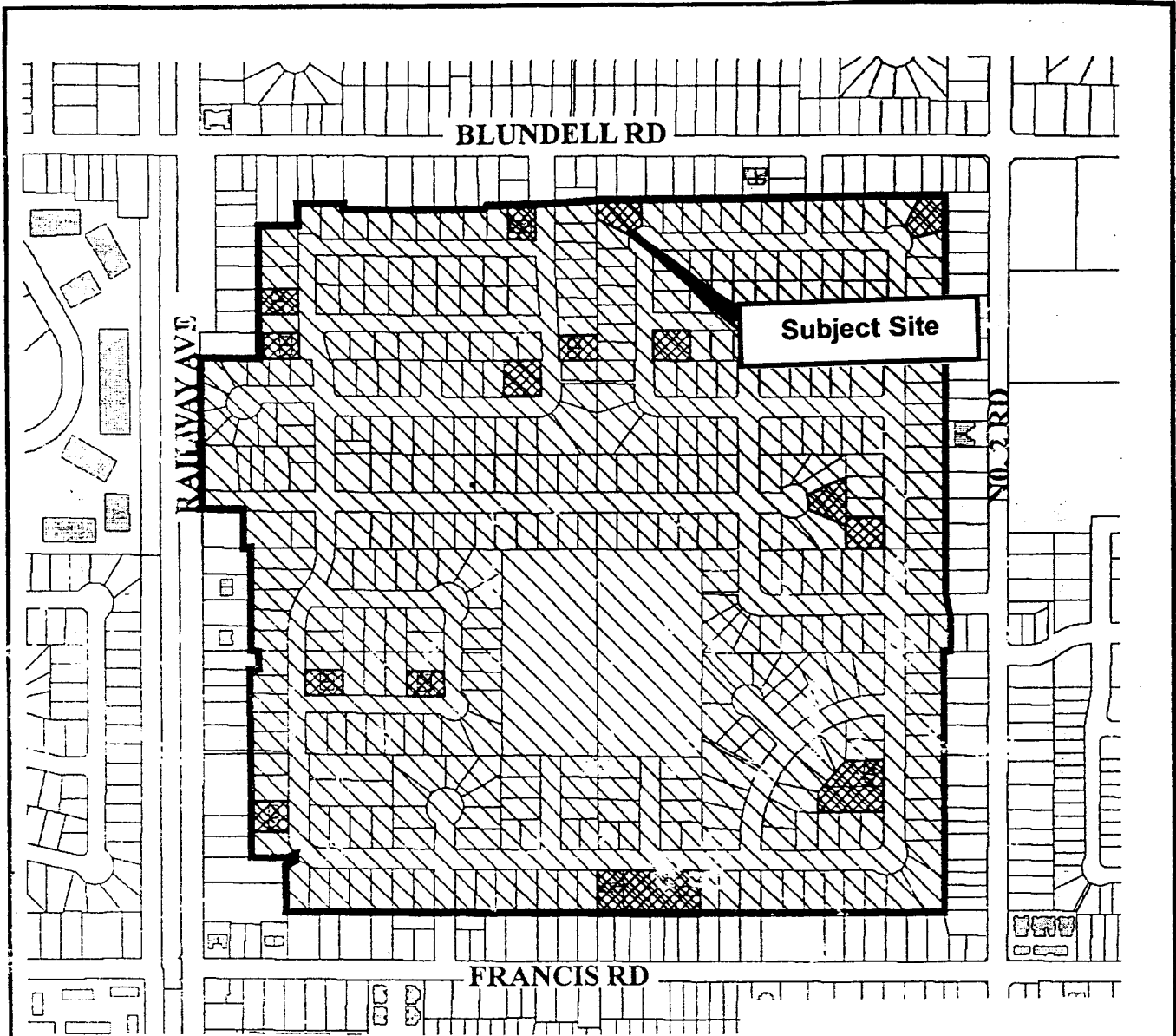
That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:



- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

1081046



-  Subdivision Permitted as Per R1/E
-  Subdivision of Duplexes Permitted as Per R1/B



Policy 5453
Section 24-4-7

Adopted Date: 11/15/93
Amended Date: 10/20/03